

April 28, 2006

FELIX M LASARTE
701 BRICKELL AVENUE 3000
MIAMI, FL 33131

**RE: Public Hearing Application #Z2006000003
EUREKA COVE, LLC**

Dear FELIX M LASARTE :

In order to process the aforementioned public hearing application, the following items must be submitted to this office as soon as possible. Processing of this application will be withheld until the comments and deficiencies listed below have been addressed.

1. The plans are too diminutive in size. Please provide a larger scale for all the drawings. Also the legend is too small enlarge the font. Please correct accordingly.
2. Must provide setback and spacing dimensions for all structures and accessory structures on the site from all property lines. Please correct accordingly.
3. Must provide overall dimensions on the floor plans. I am unable to verify the lot coverage for the buildings proposed.
4. The drive for the development doesn't connect with SW 176 Street. Does it or not? Please correct accordingly.
5. Is the proposed townhouse development fee simple lots? If they are indicate the lot lines. Please correct accordingly.
6. The requirement for backouts is 22' from the parking stalls and drives. Please correct accordingly.
7. The landscape legend is incorrect. Review Sec. 33-202.3 (2)(b) Common open space 30% is required. Ch18A landscape code Maximum Lawn area is 60% from the open space area. Please refer to the attached example.
8. Must provide the safe sight distance triangles at all ingrees / egress drives of the development. Please refer to the attached example.
9. I am unable to do a complete review do to the lack of information that is required. Be aware that a revision fee is due with the next submittal of plans for Revision #2 for the amount of \$888.72 made payable to: Department of Planning & Zoning. Refer to the attached

Assessment.

If plans are requested above, submit six (6) complete sets, along with a reduced 8 ½" x 11" copy to be sent to my attention.

If you have any questions regarding this matter, please do not hesitate to contact me. I can be reached by calling (305) 375-2640.

Sincerely,

A handwritten signature in black ink that reads "Jose Hernandez". The signature is written in a cursive style with a long, sweeping horizontal line extending from the end of the name.

Jose Hernandez
Zoning Hearings Section

DEFICIENCY LETTER